

From: Malcolm Powell <cllr.malcolm.powell@wortonparishcouncil.gov.uk>
Sent: 30 July 2026 14:50
To: enquiries
Subject: Land North of High Street, Worton

Dear Sirs/Madam

Feedback from Worton Parish Council

Worton residents have made the Parish Council aware of your proposals for a residential development in the village. We were surprised to learn of the scheme in this way, particularly given our previous engagement with LVA in relation to the development on the opposite side of the C20. The Parish Council is disappointed that it was not formally consulted at the outset. As the elected body representing the whole parish, we would have expected to be included in the initial consultation process for a proposal that has the potential to become one of the largest planning applications ever submitted in Worton. We are also concerned by the apparent scope of the public consultation. From discussions with residents, we have been unable to identify many households that received the consultation leaflet, suggesting that engagement has been limited to a relatively small number of properties close to the proposed site. While neighbouring residents should naturally be consulted, a development of this scale would have implications for the whole village, including traffic, infrastructure, public services and the character of the parish. We therefore do not consider the consultation undertaken to date to be sufficiently representative of the wider community. It was only because residents brought the proposals to our attention that the Parish Council became aware of the consultation. As the Parish Council does not hold a scheduled meeting during August, there was a real possibility that we would have been unable to respond within your consultation period. We trust that the omission of the Parish Council from the consultation process was an oversight rather than intentional.

Accordingly, before progressing the proposals further, we ask that:

- every household in Worton is given the opportunity to participate in the consultation;
- a public consultation event is held at Worton Village Hall to enable residents to ask questions and discuss the proposals directly with the development team; and
- the consultation period is extended to allow the Parish Council and the wider community sufficient opportunity to consider and respond to the proposals.

Having considered the information provided, Worton Parish Council objects to the principle of residential development on this site.

The Parish Council does not accept that there is evidence of an unmet local housing need in Worton that would justify further residential development. Existing developments within the village demonstrate that housing growth has already been significant, while some approved developments have yet to be completed or even commenced. Newland Homes continues to have a proportion of completed properties unsold, and there is a separate consented development for seven dwellings that has yet to begin construction. Under the final draft of the now-withdrawn Wiltshire Local Plan, Worton was identified for approximately 40 additional dwellings up to 2036. In practical terms, that level of growth has already been achieved through the Newland Homes development together with other permissions granted within the village, including those not yet implemented. Furthermore, the most recent Parish Housing Needs Survey identified a requirement for only four affordable homes, comprising rented and shared ownership accommodation. The affordable housing delivered as part of the Newland Homes development has already

exceeded that identified need. Consequently, the Parish Council considers there to be no demonstrable local housing requirement to justify further housing growth in Worton over the equivalent plan period.

We recognise that Wiltshire Council is currently without an adopted up-to-date Local Plan and that this creates opportunities for speculative development proposals. However, the absence of an adopted Local Plan should not, in itself, be taken as justification for development that is neither plan-led nor supported by clear evidence of local need. Should an outline planning application nevertheless be submitted, the Parish Council will comment in detail on the design and technical aspects of the proposal. In particular, we will expect comprehensive evidence addressing the following matters:

- **Relationship to the existing village** – The proposed site lies outside the established settlement boundary and is physically detached from the existing built form of the village. The proposal would create an isolated enclave rather than a logical extension to Worton, and we will expect a clear planning justification for this approach.
- **Highway safety** – The C20 carries very significant traffic volumes, estimated at around one million vehicle movements annually. Any proposed access must demonstrate that it can operate safely for all road users and that it will not conflict with existing junctions or accesses. We will also expect consideration of appropriate traffic-calming measures. Worton Road is subject to the national speed limit, and any pedestrian or cycle access onto that road would require particularly careful design. A development of this scale could generate around 100 additional vehicle movements, increasing pressure on an already busy highway network.
- **Pedestrian connectivity** – Safe walking routes between the site and the rest of the village are a significant concern. There is no continuous footway on the northern side of the village, and children walking to the primary school would be required to cross the road three times, with only two formal crossing points. Access to the village from the proposed site would also require pedestrians to negotiate the C20 close to the Worton Road junction, adjacent to bends, hedgerows and existing accesses serving Primrose View and Sandlease Court. The proposal must demonstrate how safe and convenient pedestrian access will be achieved.
- **Public open space and play provision** – Any proposals for open space or equipped play areas must clearly identify how these facilities will be owned, managed and funded in perpetuity. The Parish Council already maintains the play area at Sandlease and will not assume responsibility for additional facilities associated with this development. If maintenance is to be undertaken through a management company funded by residents, this should be made explicit, together with whether such facilities would be publicly accessible or restricted to residents.
- **Design quality** – Although the site lies outside the Worton Conservation Area, the Parish Council expects any future development to reflect the established character and vernacular of the village. We would not support a contemporary design approach that fails to respect the local built environment.

The Parish Council believes that the consultation undertaken to date has not adequately engaged either the Council or the wider community. We therefore ask that a more comprehensive programme of consultation is undertaken before any planning application is submitted.

We look forward to your response and to understanding how you intend to address both the concerns regarding the consultation process and the substantive planning issues raised above.

Yours sincerely,
Cllr Malcolm Powell
Chair
Worton Parish Council